



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD
151 WEST PASSAIC STREET
ROCHELLE PARK, NJ 07662

June 23, 2011 MEETING MINUTES

PLANNING BOARD

CALL TO ORDER: Chairman Kaniewski called the meeting to order at 8:05 p.m.

ROLL CALL:

Present: E. Kaniewski, M. Collins D. Kingma, L. Ristovski, M. Den Bleyker,
C. Mueller, William Coleman M. Kazimir (L)

Absent: F. Valenzuela, J. Diamond

APPROVAL OF THE MAY 2011 MEETING MINUTES – Moved to July 2011

MEMORIALIZATIONS: None

BUILDING AND LAND USE APPLICATIONS:

Zoning Case

Developer Name / Project Address:

Nelson and Zeina Gioffre

73 Chestnut Avenue

Rochelle Park, NJ

Lot- 28 part 29 Block 6

Applicants Nelson Mansilla and Zeina Gioffre, appeared before the board seeking approval to build a fence on their property that that exceeds the height limitations of the township building code.

Nelson Mansilla testified that he wanted to install a six foot high fence in order to enclose his yard, starting twenty-five feet from the front property line and ten feet from the curb along Colling Avenue. The fence would be set along an existing wall on the property.

The Board approved the application with stipulations indicated in the resolution.

Motion to approve W. Coleman **Motion seconded by:** Meg. Collins
made by:

YES	E. Kaniewski, M. Collins D. Kingma, L. Ristovski, M. Den Bleyker,	7
	C. Mueller, William Coleman	

NO		0
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Abstain		0
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Absent	M. Kazimir, F. Valenzuela, J. Diamond	3
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Tenant Review

Developer Name / Project Address:

Sail Hammer Realty

114 Essex Street

Rochelle Park, NJ 07662

Block 2 lot 25

The Applicant, Adam Dar, represented by Matthew S. Rogers, Esq. who practices in Ridgewood, New Jersey appeared before the Board seeking a Minor Site Plan Tenant Review that would allow his tenant to operate a retail store selling “high-end” accessories such as sunglasses and purses, at the subject premises. The proposed name is Ellenkay Enterprises dba Luxe Boutique.



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Mr. Dar testified that the tenant will occupy the front of the building on the ground floor, that the store will operate from 10:00 a.m. to 6:00 p.m. Monday through Saturday and that they will employ two employees.

There was no issues with parking, as the tenant will be allocated five spaces, (#20, 44, 45 46 and 47) and there is no proposed signage at this time.

The Board approved this application with stipulations listed in the resolution.

Motion to approve L. Ristovski **Motion seconded by:** D. Kingma
made by:

YES	E. Kaniewski, M. Collins D. Kingma, L. Ristovski, M. Den Bleyker, C. Mueller, William Coleman, M. Kazimir	8
NO	0	0
Abstain	0	0
Absent	F. Valenzuela, J. Diamond	2

Tenant Review

Developer Name / Project Address:

MKT, LLC. AKA: Momma Roxy's

352 West Passaic Street

Rochelle Park, NJ 07662

Zone B block 102 lot 5

The Applicant, Leo Theofanis, appeared before the Planning Board/Zoning Board of Adjustment, represented by Ernest R. Nuzzo, Esq. with offices located in Mahwah, seeking to amend their application filed originally on January 9, 2009 and revisited on June 23, 2011 to have a resolution to a temporary permit to allow outdoor dining.

Mr. Theofanis testified that the patio has been in use for 3 months in 2010 and has been open since April 2011. He stated that there have been no issues as a result of the outdoor dining and he stated

that he operated a family restaurant. He stated the use of the patio ends around 9:30 in the evening.

The Board approved the use of the patio as outdoor dining with stipulations to be included in the resolution.

Motion to approve M. Collins **Motion seconded by:** William Coleman
made by:

YES	E. Kaniewski, M. Collins D. Kingma, L. Ristovski, M. Den Bleyker, C. Mueller, William Coleman	7
NO	M. Kazimir	1
Abstain		0
Absent	F. Valenzuela, J. Diamond	2

Tenant Review

Developer Name / Project Address

Rafeal Design LLC

163 Central Ave.

Rochelle Park, NJ 07662

Block 024.02 Lot 34



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The Applicant, Rafael Gomez, appeared before the Board seeking a Minor Site Plan Tenant Review that would allow him to operate a cabinetry/woodwork/installation/tool warehouse business, named Rafeal Design. Mr. Gomez testifies that his business consists of assembly of cabinetry and his business hours are Monday through Friday from 9:00 a.m. to 5:00 p.m. and Saturdays to 3:00 p.m. He will employ two people. He also stated that there are three parking spaces on the property. He also testified that the facility will consist of tools consist of a table saw and hand tools. It will be primarily used for storage and light repairs. The Board approved this application with stipulations listed in the resolution.

Motion to approve	D. Kingma	Motion seconded by:	L. Ristovski
made by:			
YES	E. Kaniewski, M. Collins D. Kingma, L. Ristovski, M. Den Bleyker, C. Mueller, William Coleman, M. Kazimir		8
NO	0		0
Abstain	0		0
Absent	F. Valenzuela, J. Diamond		2

LITIGATION:

OTHER BUSINESS: Master Plan – The Board will begin holding public meetings regarding the Master Plan.

PUBLIC:

ADJOURNMENT:

Motion made by M. Collins and seconded by L. Ristovski, meeting adjourned at 12:00 am.

Respectfully Submitted by:

Marlene Den Bleyker, Planning Board Secretary 7/28/2011